



Prince George Road, London
£1,000,000


LOCATION
LOCATION™ 

Offering a wealth of space, excellent proportions and a great finish throughout, this three bedroom mid-terraced Victorian house is the ideal family home.

Boasting in excess of 1,400 sq. ft. and benefiting from an abundance of storage, this freehold Victorian house comprises; a beautiful double reception on the ground floor, leading down to shower room with WC and a well finished kitchen, giving access to a south-facing rear walled garden - the perfect sun trap in the warmer months. The first floor offers two ample double bedrooms, a full width master bedroom with bay window, and a well appointed bathroom suite. There is also a spacious room occupying the lower ground floor along with a utility room. The property also boasts potential to extend into the loft subject to necessary planning permission.

Prince George Road is brilliant located for quick trips into the City and Central London, and is within easy reach of Dalston Junction & Kingsland stations (Overground). Butterfield Green is on the door step, offering a great picnic and recreation spot in the warmer weather. It is also in short walking distance of the cafes and shops offered by Newington Green and Church Street areas. This substantial family home is also within catchment to good local schooling, including; Shackelwell Primary and Colvestone Primary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 